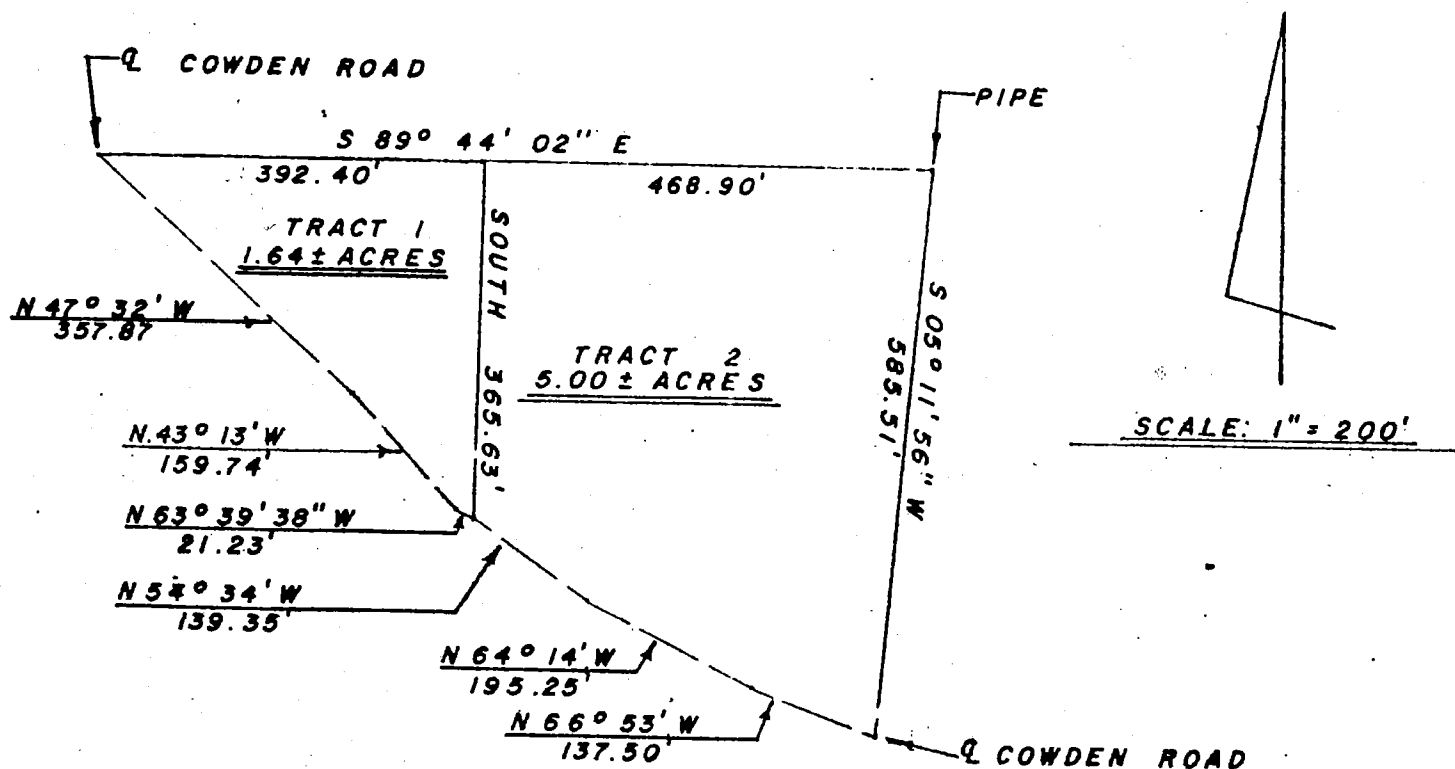


TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent a land survey completed under my supervision on July 23, 1981; that all the monuments shown thereon actually exist; and that their location and type are to the best of my knowledge accurately shown.

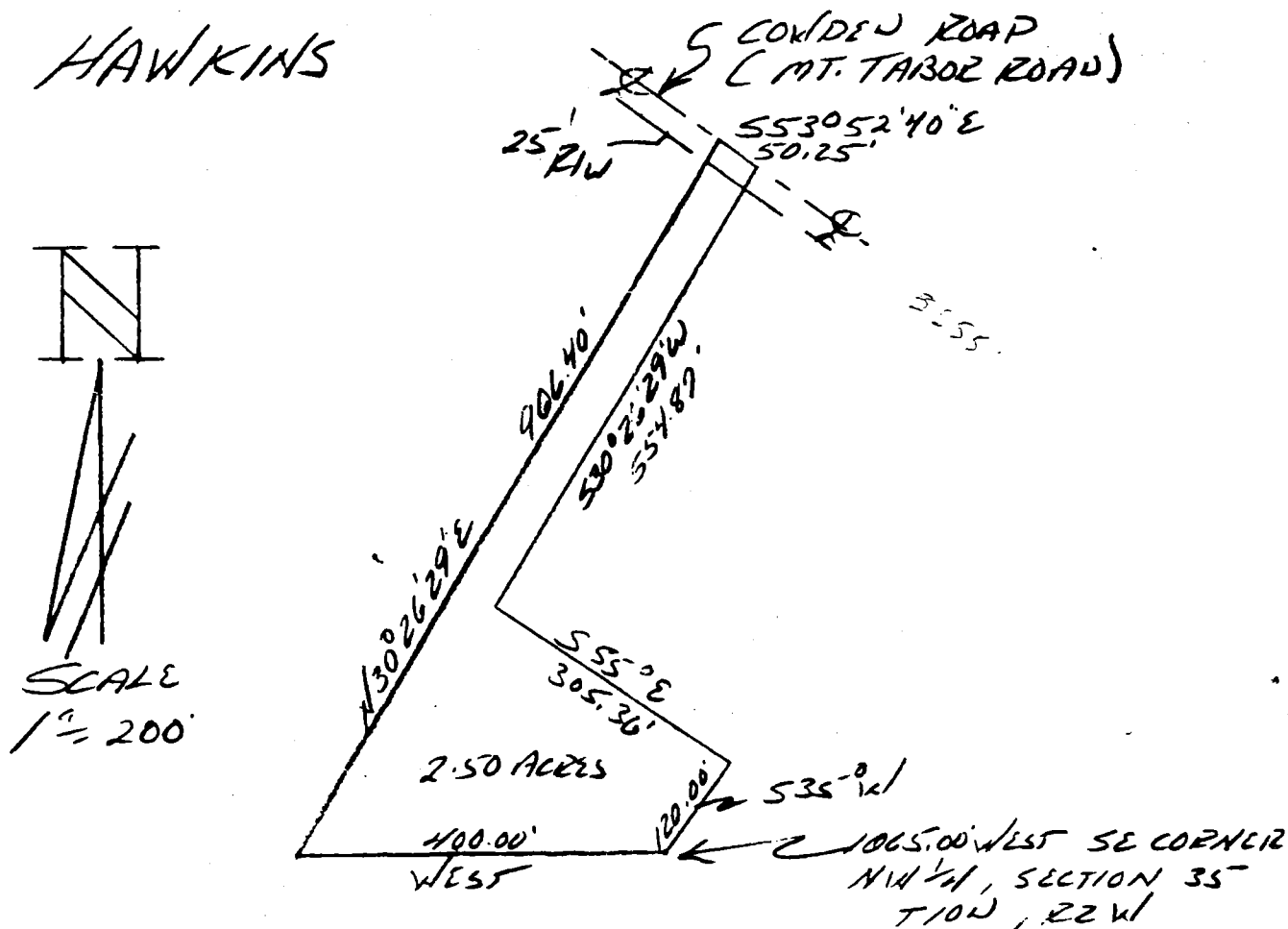
Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. S0114

FILED
NOV 06 1989

Margaret Cook
Auditor Monroe County, Indiana

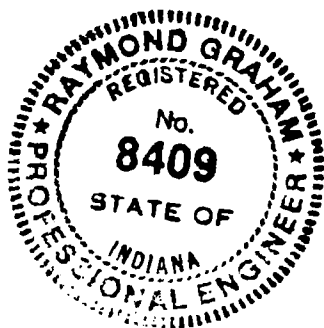
See 35 Beam Blossom

HAWKINS



DESCRIPTION:

A part of the Northwest quarter of Section 35, Township 10 North, Range 2 West, bounded and described as follows: Beginning at a point that is 1065.00 feet West of the Southeast corner of said quarter section, thence running on the South line of said quarter section West for 400.00 feet, thence leaving said line and running North 30 degrees 26 minutes 29 seconds East for 906.40 feet and to the centerline of Cowden Road (also known as Mt. Tabor Road), thence running with said centerline South 53 degrees 52 minutes 40 seconds East for 50.25 feet, thence leaving said road centerline and running South 30 degrees 26 minutes 29 seconds West for 554.87 feet, thence South 55 degrees East for 305.36 feet, thence South 35 degrees West for 120.00 feet and to the point of beginning. Containing in all 2.50 acres, more or less. Subject to a 25.00 foot easement from the centerline of said road for County Highway right-of-way.



Raymond Graham

Raymond Graham
R P E 8409 L S 9978 Indiana
3215 N. Smith Pike
Bloomington, Indiana
March 14, 1989

10-11-77

Chafin

Sec 35-10-2W / B B Sec 35

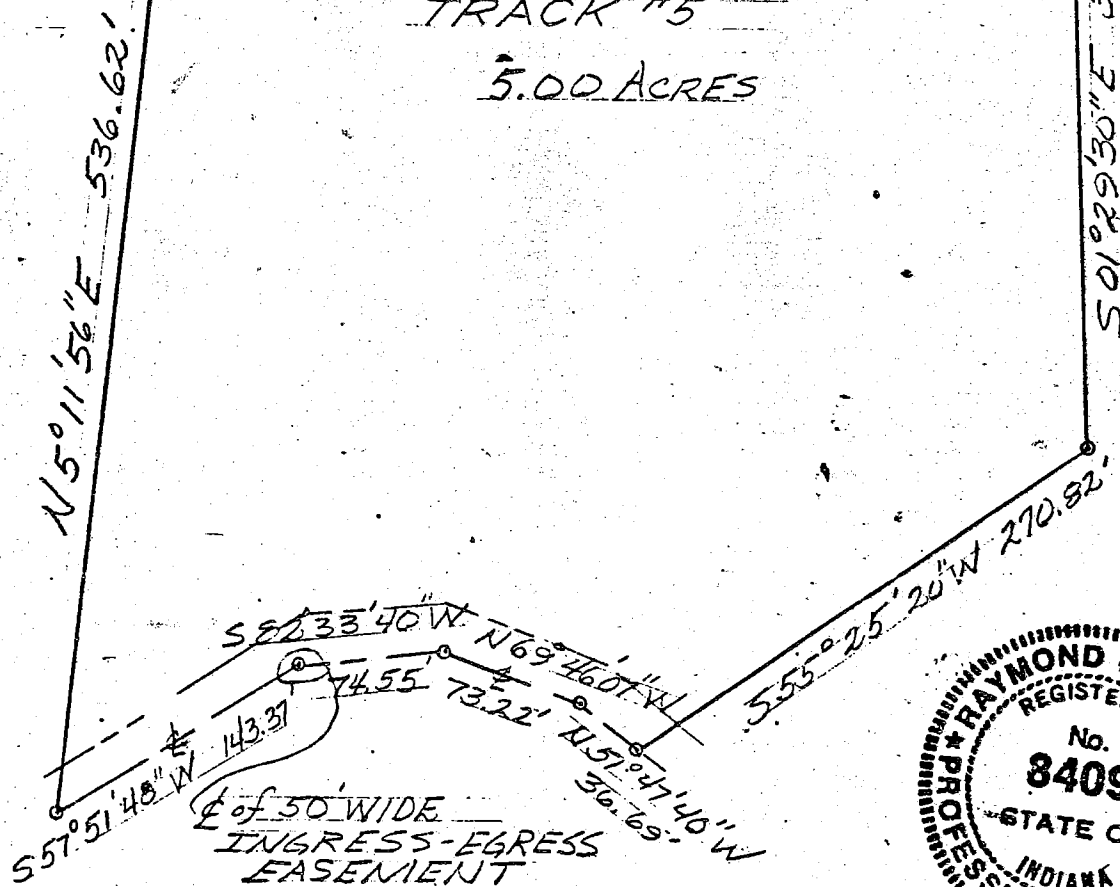
CHAFIN

PT. of BEGINNING: S 89° 44' 02" E for 1800.19' from NW
CORNER of SE 1/4, SECTION 35, T10N, R2W.

S 89° 44' 02" E 458.03'

TRACK #5

5.00 ACRES



IN
SCALE 1"=100'



Description:

A part of the Southeast quarter of Section 35, Township 10 North, Range 2 West, Monroe County, Indiana, described as follows: Beginning at a point on the North line of said Southeast quarter that is South 89° 44' 02" East, 1800.19 feet from the Northwest corner of said quarter; thence continuing South 89° 44' 02" East and along said North line for 458.03 feet, thence South 01° 29' 32" East for 343.10 feet, thence South 55° 25' 20" West for 270.82 feet and to the centerline of a 50.00 foot ingress-egress easement; thence North 51° 47' 40" West along said centerline for 36.69 feet, thence North 69° 46' 01" West along said centerline for 74.55 feet, thence South 82° 33' 40" West along said centerline for 74.55 feet, thence South 57° 51' 48" West along said centerline 143.37 feet, thence North 5° 11' 56" East for 536.62 feet and to the point of beginning. Containing in all 5.00 Acres more or less.

Raymond Graham

Raymond Graham
R.P.E. 8409 Indiana
3215 N. Smith Pike
Bloomington, Indiana

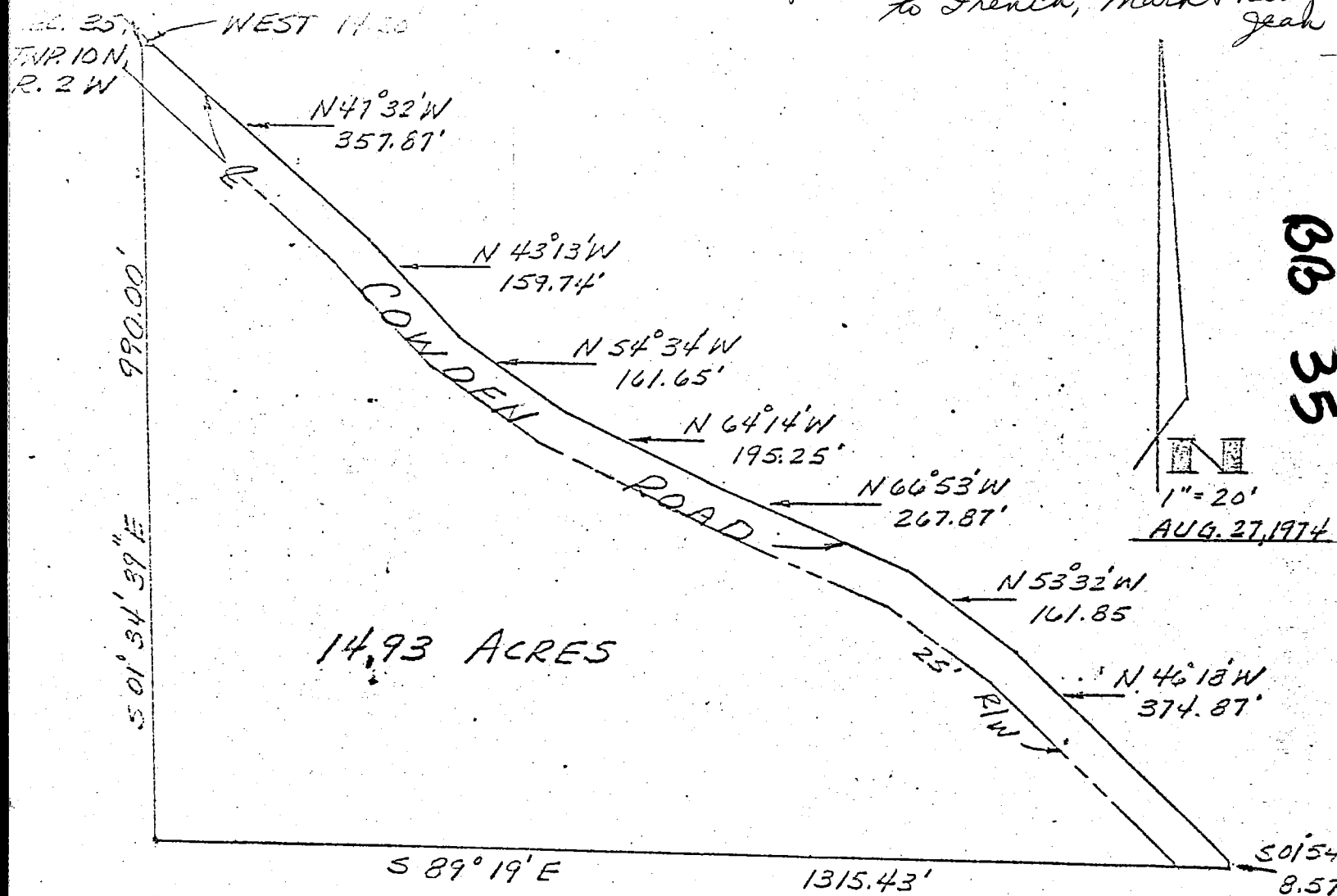
FILED

OCT 11 1977

John W. Davis
Auditor Monroe County, Indiana

Sec 35-10-2W

The Bloomington National Bank Sec 35
to French, Mark & Betty Jean



14.93 Acre Description

A part of the Southeast quarter of Section 35, Township 10 North, Range 2 West, Monroe County, Indiana described as follows: Beginning at the Northwest corner of the said Southeast quarter; thence South 01 degrees, 34 minutes, 39 seconds East along the West line of said Southeast quarter for 990.00 feet; thence South 89 degrees, 19 minutes East, parallel with the North line of the said Southeast quarter for 1315.43 feet; thence North 01 degrees, 54 minutes, 21 seconds West for 8.57 feet and into Cowden Road; thence Northwesterly along said road the following directions and dimensions:

North 46 degrees, 18 minutes West for 374.87 feet
 North 53 degrees, 32 minutes West for 161.85 feet
 North 66 degrees, 53 minutes West for 267.87 feet
 North 64 degrees, 14 minutes West for 195.25 feet
 North 54 degrees, 34 minutes West for 161.25 feet
 North 43 degrees, 13 minutes West for 159.74 feet
 North 47 degrees, 32 minutes West for 357.87 feet; thence leaving said road and running West for 14.20 feet and to the point of beginning. Containing in all 14.93 acres more or less. Subject to a 25.00 foot easement for County right-of-way along the entire Cowden Road.

Ben Blossom



Raymond Graham
 Raymond Graham
 Indiana RPE 8409
 Bloomington, Indiana

BB Sec 35

FILED
JUL 28 1980

John W. Davis
Auditor Monroe County, Indiana



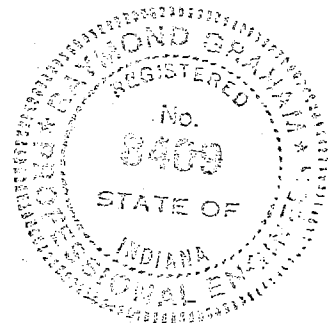
BB 35

SCALE - 1" = 40'

Richard Hawkins

Raymond Graham

Raymond Graham
P.E. 8409 I.S. 9976
3215 N. Smith Pike
Bloomington, Ind.
July 14, 1980



WEST
330'

S 01° 48' 40" E

660'

5 Acres

660'

N 01° 48' 40" W

PT. OF BEGINNING
998.16' EAST
OF SW CORNER
SEC. 35 T. 10 N. R. 2 W.

330

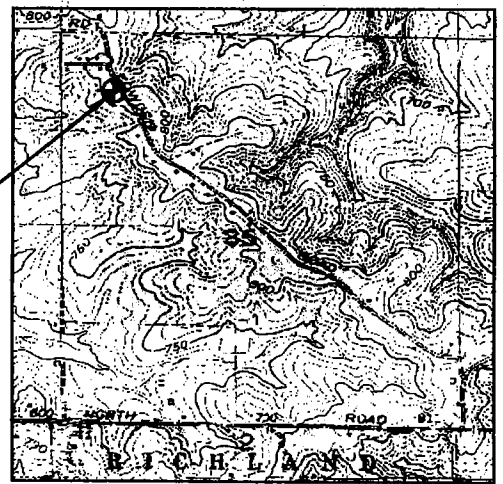
25' R/W

EAST
DeLap Road

Description:

A part of the South Half of the Southwest quarter of Section 35, Township 10 North, Range 2 West, Monroe County, Indiana described as follows: Beginning at a point that is 998.16 feet East of the Southwest corner of the South half of Southwest quarter of said Section 35 and in the centerline of DeLap Road; thence East along the South line of said Section 35 and the road centerline for 330.00 feet; thence North 01 degree 48 minutes 40 seconds West for 660.00 feet; thence West for 330.00 feet; thence South 01 degree 48 minutes 40 seconds East for 660.00 feet and to the point of beginning. Containing in all 5.00 acres more or less. Subject to a 25.00 foot easement along DeLap Road for County highway right-of-way.

A PART OF THE NORTHWEST QUARTER OF
SECTION 35, TOWNSHIP 10 NORTH, RANGE 2 WEST

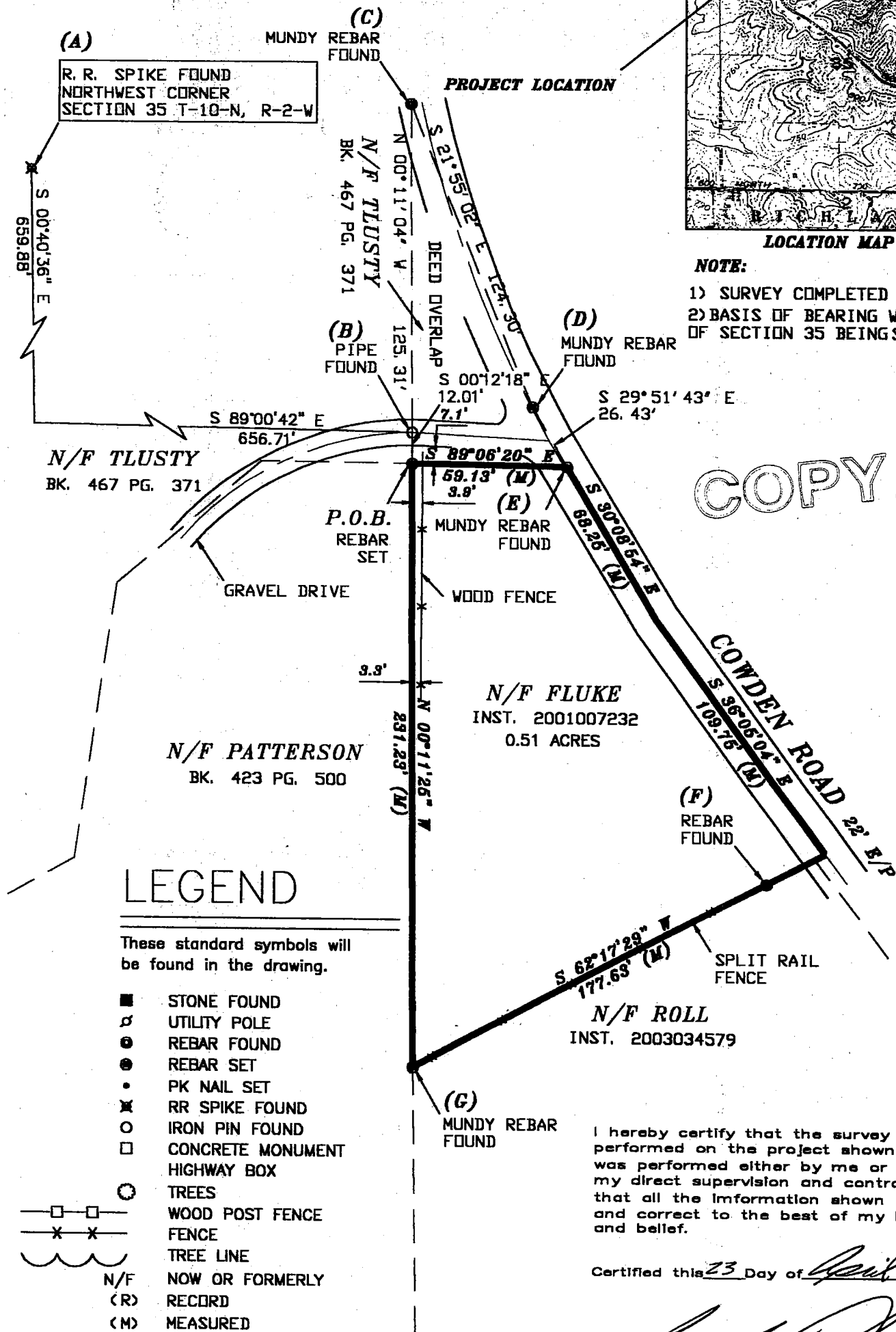


LOCATION MAP NTS

NOTE:

- 1) SURVEY COMPLETED APRIL 2005
- 2) BASIS OF BEARING WEST LINE OF SECTION 35 BEING S00°40'36"E

COPY



LEGEND

These standard symbols will be found in the drawing.

- STONE FOUND
- UTILITY POLE
- REBAR FOUND
- REBAR SET
- PK NAIL SET
- ✕ RR SPIKE FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT
- HIGHWAY BOX
- TREES
- WOOD POST FENCE
- x— FENCE
- w— TREE LINE
- N/F NOW OR FORMERLY
- (R) RECORD
- (M) MEASURED

I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all the information shown is true and correct to the best of my knowledge and belief.

Certified this 23 Day of April, 2005

ERIC L. DECKARD
Registered Land Surveyor No. 28900012
State of Indiana

HAWKINS 0.51 AC.

BOUNDARY SURVEY

SHEET
1 OF 4

DRAWN BY: ELD
DATED: 4/19/05

CHECKED BY:
ELD

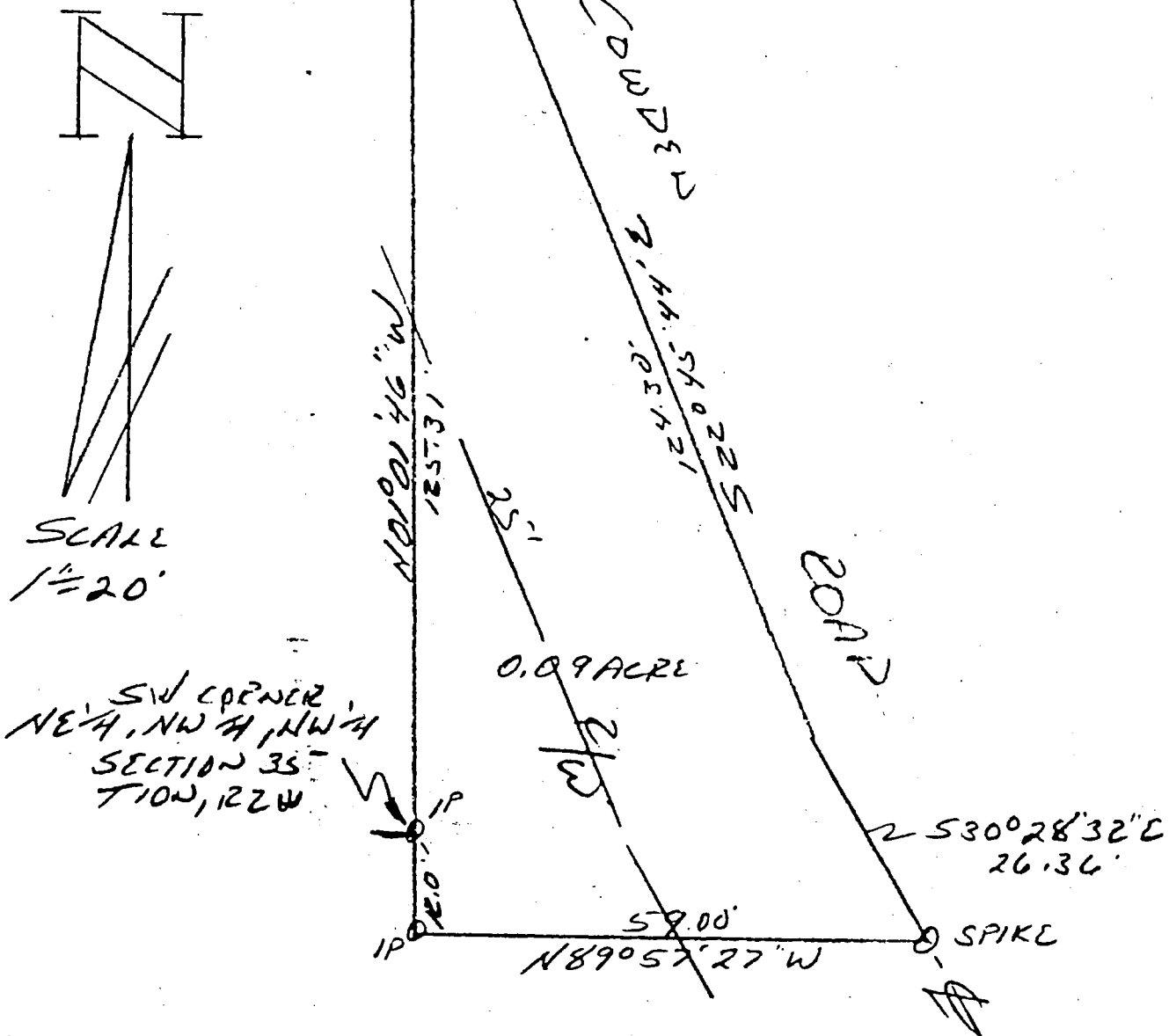
SCALE
1"=50'

DECKARD LAND SURVEYING
1604 S. HENDERSON STREET
BLOOMINGTON, IN. 47401
(812)332-6366

PROJECT NO. 05-6

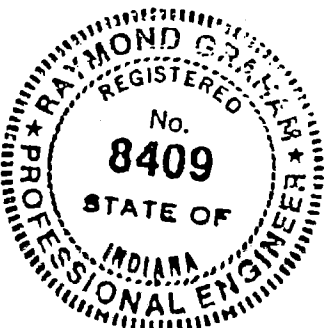
PART E 1/2, NW 1/4, NW 1/4
SECTION 35 T10N, R2W

Sec 35 Bar Blazon French, Leonard



DESCRIPTION:

A part of the East half of the Northwest quarter of the Northwest quarter in Section 35, Township 10 North, Range 2 West, Monroe County, Indiana, bounded and described as follows: Beginning at the Southwest corner of the Northeast quarter of the Northwest quarter of the Northwest quarter, thence running on the West line of said half quarter North 01 degrees 01 minutes 46 seconds West for 125.31 feet and to the centerline of Cowden Road, thence leaving said line and running in said road centerline South 22 degrees 45 minutes 44 seconds East for 124.30 feet, thence South 30 degrees 28 minutes 32 seconds east for 26.36 feet, thence leaving said road centerline and running North 89 degrees 57 minutes 27 seconds West for 59.00 feet and to the West line of said half quarter, thence running on said line North 01 degrees 01 minutes 46 seconds West for 12.00 feet and to the point of beginning. Containing in all 0.09 acres, more or less. Subject to a 25.00 foot easement from the centerline of said Cowden road for County Highway right-of-way.



Raymond Graham
Raymond Graham
R.P.E. 8409 L.S. 9978 Indiana
3215 N. Smith Pike
Bloomington, Indiana
May 12, 1989

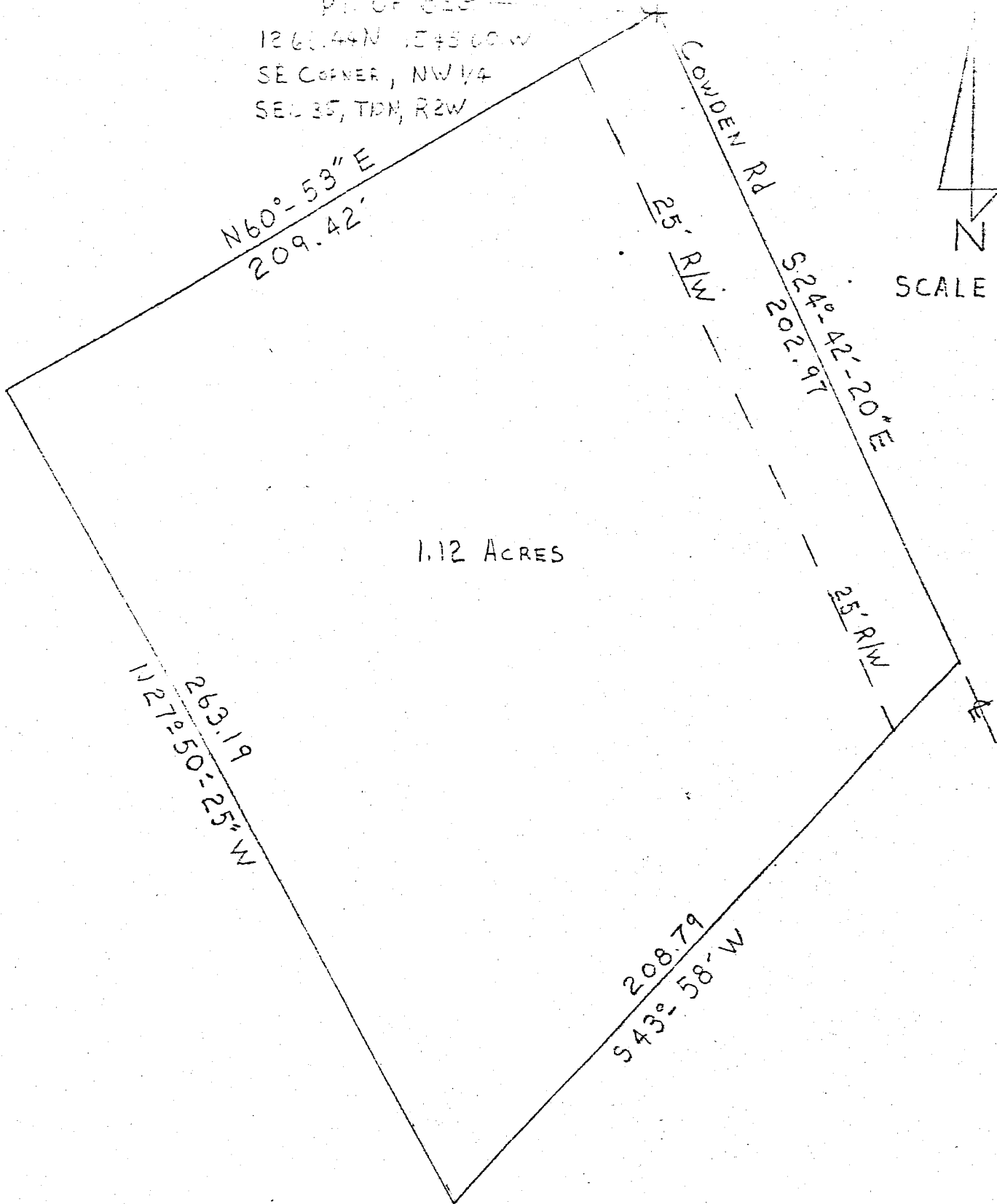
7-2-79 Day, D.E. & Day, D.R. Sec 35-10-2W B.B. Sec 35

PT. OF BEGINNING

1266.44 N 1545.00 W

SE CORNER, NW 1/4

SEC 35, T10N, R2W



SCALE 1"=40'

1.12 ACRES

Description:

A part of the Northwest quarter of Section 35, Township 10 North, Range 2 West, Monroe County, Indiana described as follows: Beginning at a point that is 1266.44 feet North and 1545.00 West of the Southeast corner of the Northwest quarter of said Section 35 and in the centerline of Cowden Rd.; thence South 24 degrees 42 minutes 20 seconds East and along the center line of said road for a distance of 202.97 feet; thence South 43 degrees 58 minutes West for a distance of 208.79 feet; thence North 27 degrees 50 minutes 25 seconds for a distance of 263.19 feet; thence North 60 degrees 53 seconds East for a distance of 209.42 feet and to the point of beginning. Containing in all 1.12 acres more or less. Subject to a 25 foot easement for County Highway right-of-way.

Raymond Graham

Raymond Graham

R.P.E. 8409 Indiana

3215 N. Smith Pike

Bloomington, Indiana

June 15, 1979

FILED

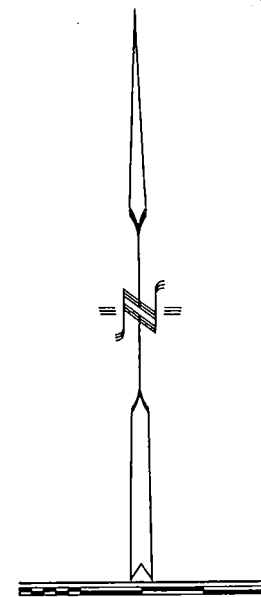
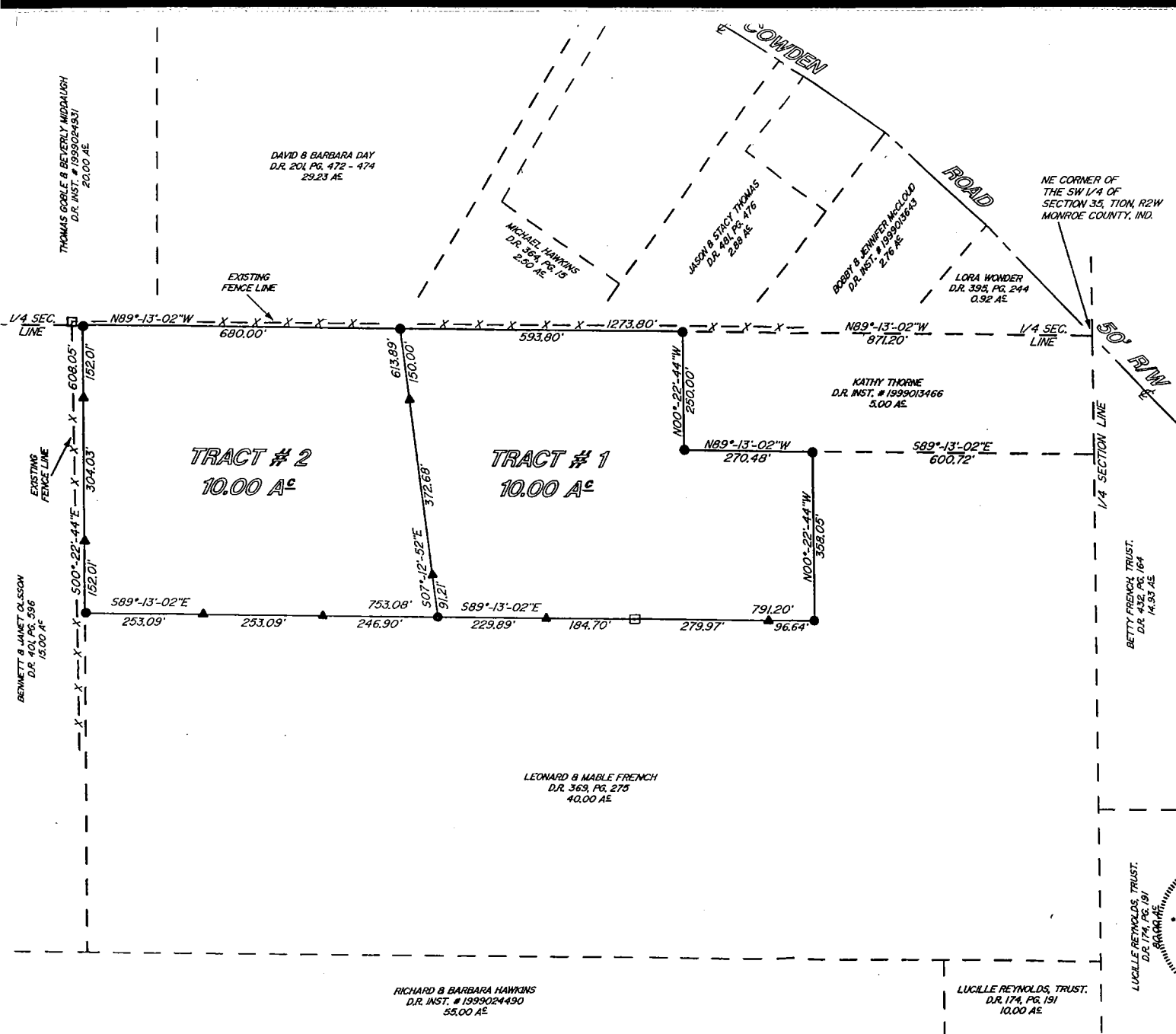
JUL 2 1979

John W. Davis
Auditor Monroe County, Indiana



Ray, blair & Co
to

Ray, blair & Co + Sharon
Ray



SCALE: 1" = 200'

□ = FOUND WOOD FENCE POST
▲ = SET WOOD LINE STAKE
● = SET 5/8" IRON PIN (30" IN LENGTH)

LEONARD & MABLE FRENCH
5335 WEST COWDEN ROAD
ELLETTSVILLE, IND. 47429
TELEPHONE #: (812) 876-1496
D.R. 369, PG. 275

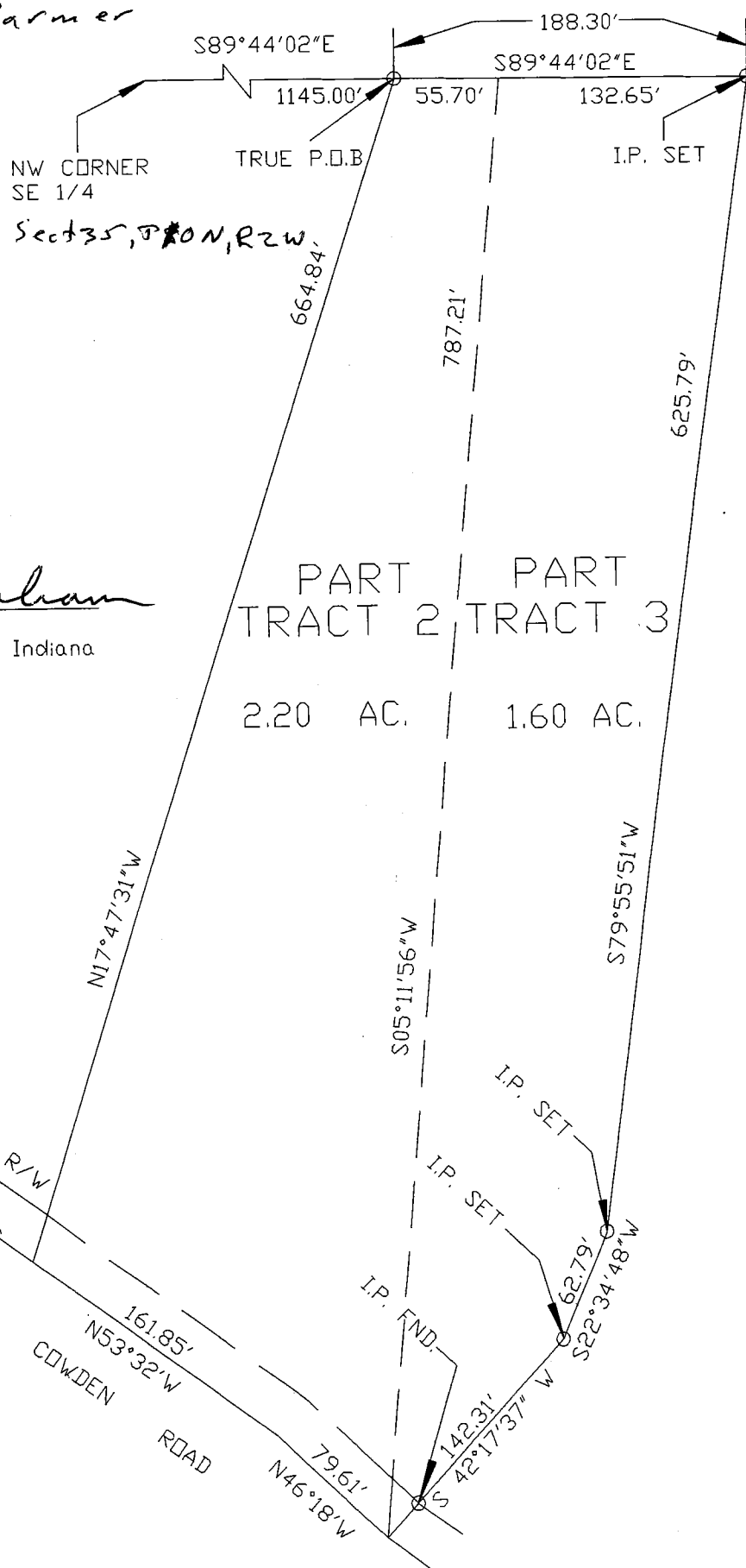
I, Lee Utt, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat and attached descriptions accurately represents a survey completed by me on _____ that all monuments shown thereon actually exist, and that their location, size and type are, to the best of my knowledge, accurately shown.

LEE UTT
REGISTERED
NO. S-0089
STATE OF INDIANA
LAND SURVEYOR

Lee Utt, R. L. S. #50089, Indian.
1604 South Henderson
Bloomington, Indiana 47
Phone #: (812) 332-6.
September 8, 2000

LUCILLE REYNOLDS, TRUST.
D.R. 174, PG. 191
10.00 AC

Bob Farmer



Raymond Graham

Raymond Graham
R.P.E. 8409 L.S. 9978 Indiana
Graham Engineering
615 W. Kirkwood Ave.
Bloomington, Indiana
April 24, 1997



SCALE: 1" = 100'

[illegible]

1/2

Page 2

Bob Farmer

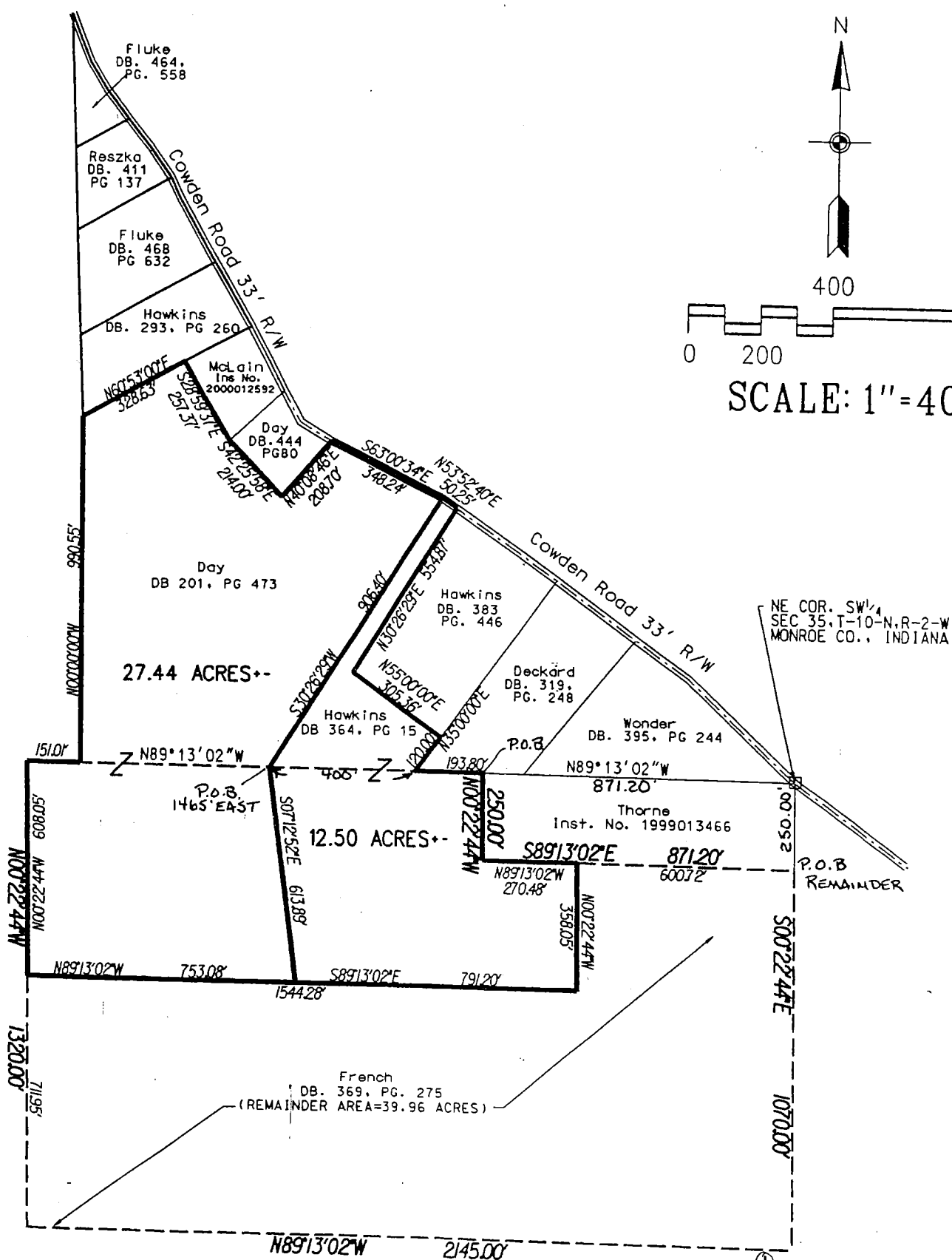
DESCRIPTION:

A part of the Southeast Quarter of Section 35, Township 10 North, Range 2 West, Monroe County, Indiana, described as follows: Beginning at a point on the North line of said Southeast quarter that is South 89 degrees 44 minutes 02 seconds East for 1145 feet from the Northwest corner of said quarter; thence continuing South 89 degrees 44 minutes 02 seconds East for 188.30 feet; thence South 79 degrees 55 minutes 51 seconds West for 625.79 feet; thence South 22 degrees 34 minutes 48 seconds West for 62.79 feet; thence South 42 degrees 17 minutes 37 seconds West for 142.31 feet and to the centerline of Cowden Road; thence along said centerline North 46 degrees 18 minutes West for 79.61 feet; thence continuing along said centerline North 53 degrees 32 minutes West for 161.85 feet; thence leaving said centerline North 17 degrees 47 minutes 31 seconds East for 664.84 feet and to the point of beginning. Containing in all 3.80 acres, more or less.



Raymond Graham

Raymond Graham
R.P.E. 8409 L.S. 9978 Indiana
Graham Engineering
615 W. Kirkwood Ave.
Bloomington, Indiana
97-188

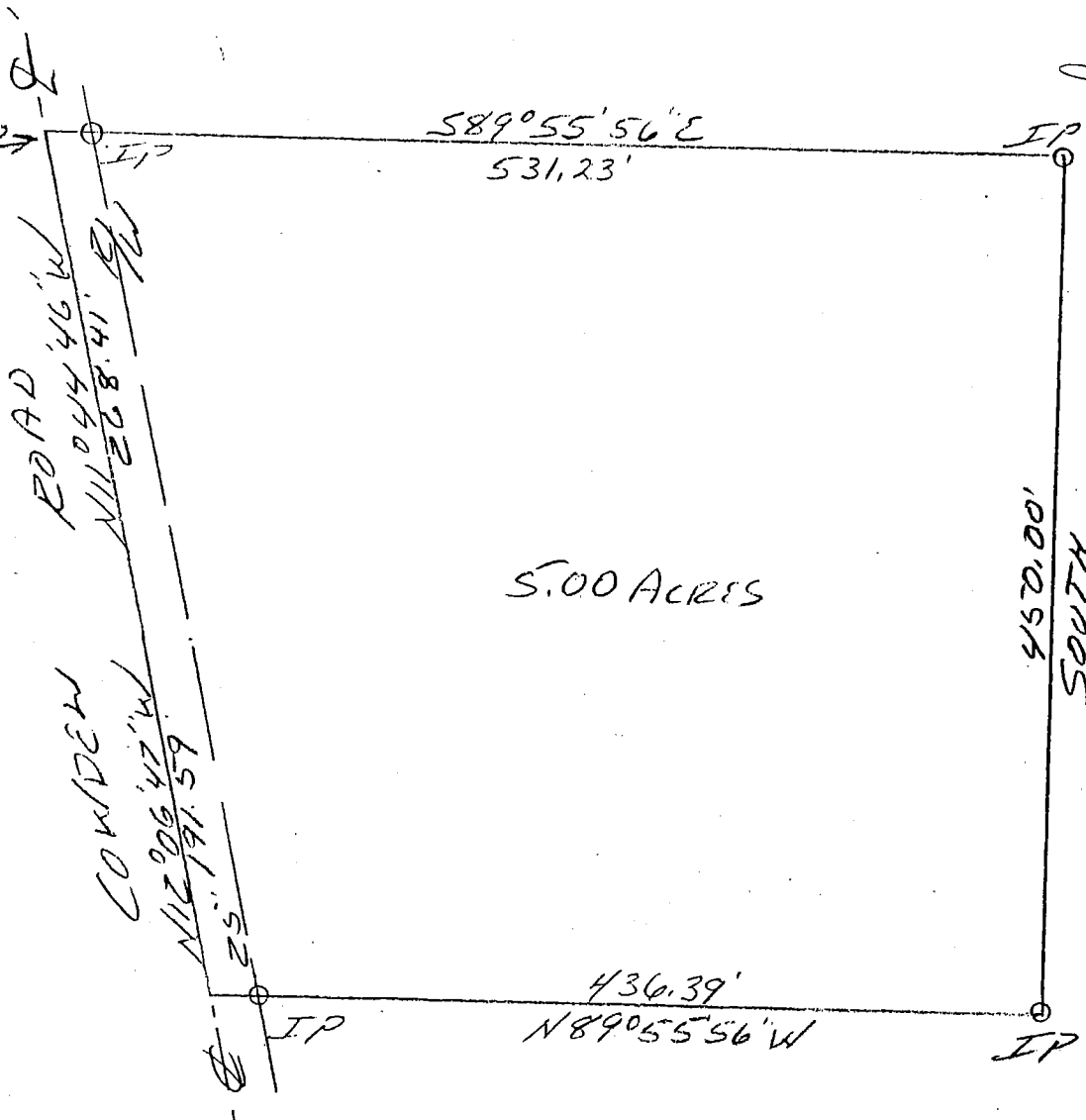


DRAWN BY: LAH / CHECKED BY: JDR / DATE: 11/28/00 / PROJECT NO: 3171

65.00' SOUTH
577.40' EAST
NW CORNER
SECTION 35
T10N, R2W



SCALE
1"=100'



General Prop. Deed Bloomington, Ind. T10N R2W

DESCRIPTION:

A part of the Northwest quarter of the Northwest quarter of Section 35, Township 10 North, Range 2 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 65.00 feet South and 577.40 feet East of the Northwest corner of said Section, said point being in the centerline of Cowden Road, thence leaving said road centerline and running South 89 degrees 55 minutes 56 seconds East and parallel to the North line of said Section for 531.23 feet, thence South for 450.00 feet, thence North 89 degrees 55 minutes 56 seconds West for 436.39 feet and to the centerline of Cowden Road, thence running with said road centerline North 12 degrees 06 minutes 47 seconds West for 191.59 feet, thence North 11 degrees 44 minutes 46 seconds West for 268.41 feet and to the point of beginning. Containing in all 5.00 acres, more or less. Subject to a 25.00 foot easement from the centerline of Cowden Road for County Highway right-of-way.



Raymond Graham
Raymond Graham

R.P.E. 8409 L.S. 9978 Indiana
3215 N. Smith Pike
Bloomington, Indiana
February 14, 1990

FILED

MAR 01 1990

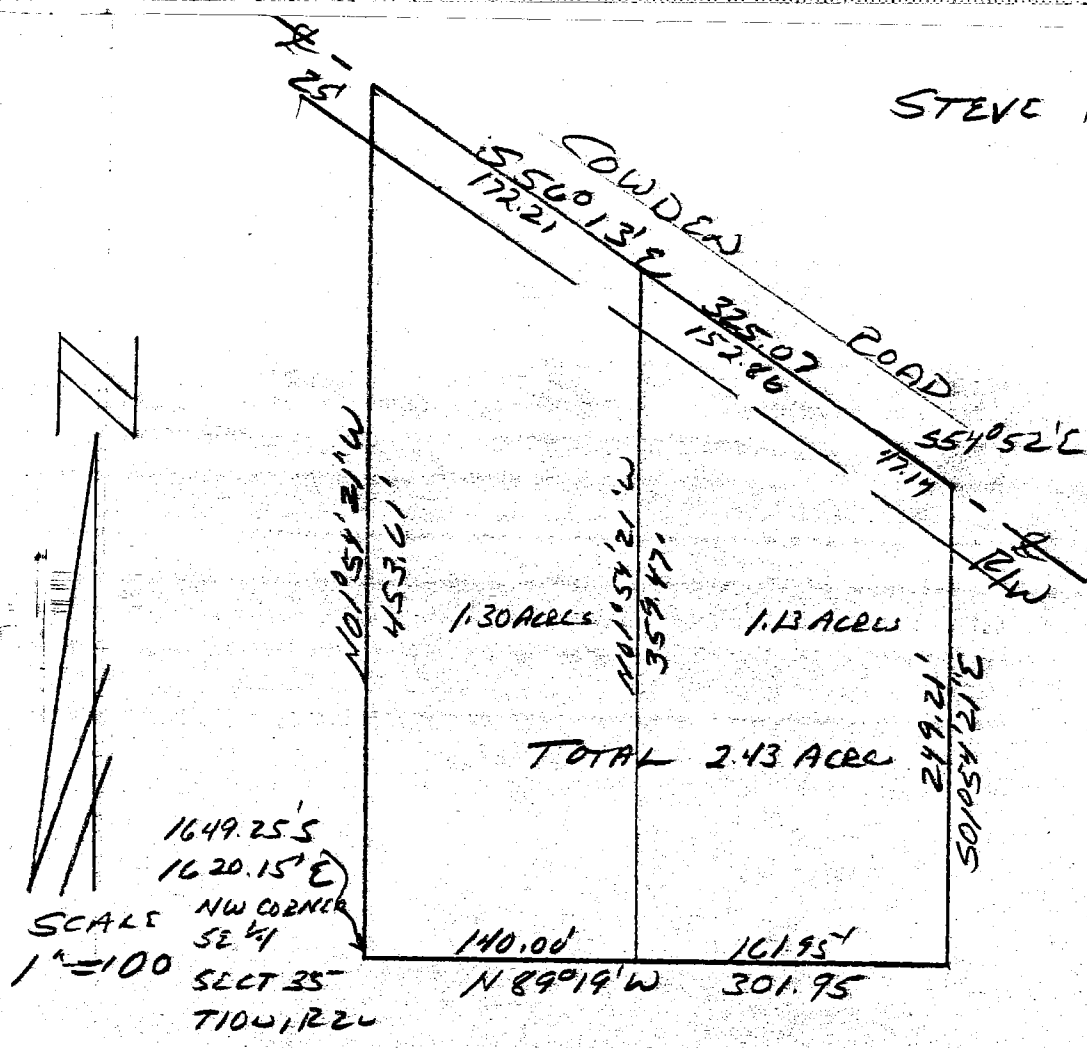
Margaret Cook

Auditor Monroe County, Indiana

Bean Blossom Sec. 35

BB 35

BB. Sec 35
STEVE PORTER



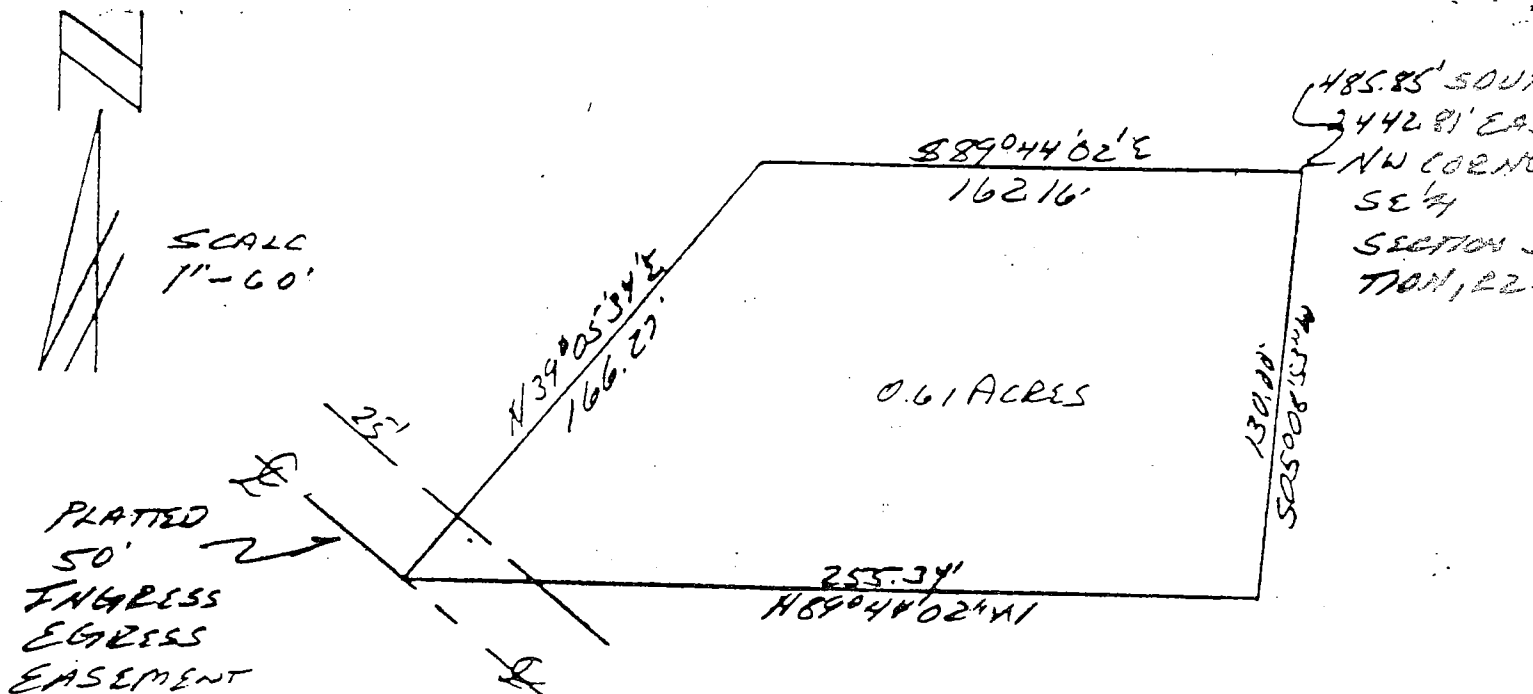
DESCRIPTION:
A part of the Southeast quarter of Section 35, Township 10 North, Range 2 West, Monroe County, Indiana, described as follows: Beginning at a point 1649.25 feet South and 1620.15 feet East of the Northwest corner of said quarter section, thence running North 01 degree 54 minutes 21 seconds West for 453.61 feet and to a point in the centerline of Cowden Road, thence with said centerline South 56 degrees 13 minutes East for 325.07 feet, thence leaving said centerline and running South 01 degree 54 minutes 21 seconds East for 249.21 feet, thence North 89 degrees 19 minutes West for 301.95 feet and to the point of beginning. Containing 2.43 acres, more or less.

Raymond Graham
RAYMOND GRAHAM
R.P.E. 8409 L.S. 9978 IND
3215 N. Smith Pike
Bloomington, Indiana
August 15, 1985



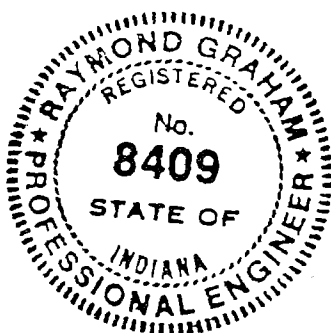
FILED
AUG 23 1985
Robney J. Brown
Auditor Monroe County, Indiana

VERNAL CHAFIN



DESCRIPTION:

A part of the Southeast quarter of Section 35, Township 10 North Range 2 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 485.85 feet South and 2442.81 feet East of the Northwest corner of said quarter in said Section 35, thence running South 05 degrees 08 minutes 53 seconds West for 130.00 feet, thence North 89 degrees 44 minutes 02 seconds West for 255.34 feet and to the centerline of a 50 foot ingress and egress easement, thence leaving said easement centerline and running North 39 degrees 05 minutes 34 seconds East for 166.27 feet, thence South 89 degrees 44 minutes 02 seconds East for 162.16 feet and to the point of beginning. Containing 0.61 acre, more or less.



Raymond Graham
Raymond Graham
R.P.E. 8409 L.S. 9978 Indiana
3215 N. Smith Pike
Bloomington, Indiana
November 2, 1984

FILED

JAN 14 1985

Rodney J. Brown
Auditor Monroe County, Indiana

35,000⁰⁰

C.

PARCEL "A" - Raymond and Lou Ann Mulry

Part of the East half of the Northeast quarter of Section 35, Township 10 North, Range 2 West, Bean Blossom Township, Monroe County, Indiana, described as follows:

Beginning at the Northeast corner of said section; thence South 00°56'55" East along the East line of said half quarter section 1854.80 feet; thence South 89°37'35" West 661.24 feet; thence North 1°03'21" West 1090.73 feet; thence South 89°37'35" West 663.29 feet to the West line of said half quarter section; thence North 1°09'49" West along said West line 779.02 feet to the Northwest corner of said half quarter section; thence South 89°43'56" East along the North line of said half quarter section 1329.73 feet to the point of beginning and containing 40.103 acres, more or less.

D.

~~25,000⁰⁰~~ 35,000⁰⁰

PARCEL "B" - Robert and Julia Gardner

Part of the East half of the Northeast quarter of Section 35, Township 10 North, Range 2 West, Bean Blossom Township, Monroe County, Indiana, described as follows:

Beginning at the Southeast corner of said half quarter section; thence South 89°37'35" West along the South line of said half quarter section 1319.58 feet to the Southwest corner of said half quarter section; thence North 1°09'49" West along the West line of said half quarter section 1866.41 feet; thence North 89°37'35" East 663.29 feet; thence South 1°03'21" East 1090.73 feet; thence North 89°37'35" East 661.24 feet to the East line of said half quarter section; thence South 00°56'55" East along said east line 775.62 feet to the point of beginning and containing 40.103 acres, more or less.

EASEMENT "A"

A 40.00 foot roadway easement in a part of the Northeast quarter of the Southwest quarter, a part of the Southeast quarter of the Northwest quarter, and a part of the Southwest quarter of the Northwest quarter, all in Section 36, Township 10 North, Range 2 West, Monroe County, Indiana, the centerline of which is described as follows:

Beginning at a point that is 2961.64 feet South and 1160.37 feet West of the Northeast corner of the Northwest quarter of said Section 36, said point also being in the centerline of Delap road; thence North 78°23'30" West 26.98 feet; thence North 32°00'13" West 32.04 feet; thence North 15°17'00" West 253.86 feet; thence North 29°46'40" West 781.38 feet; thence South 87°52'40" West 510.62 feet; thence North 85°01'50" West 446.80 feet to the West line of the Northwest quarter of said Section 36, and the end of the said 40.00 foot roadway easement.

EASEMENT "B" (Deed record book 233, page 384)

A strip of ground 40.00 feet in width off of the entire North side of the Northwest quarter of Section 36, Township 10 North, Range 2 West, Monroe County, Indiana, for the purposes of ingress and egress.

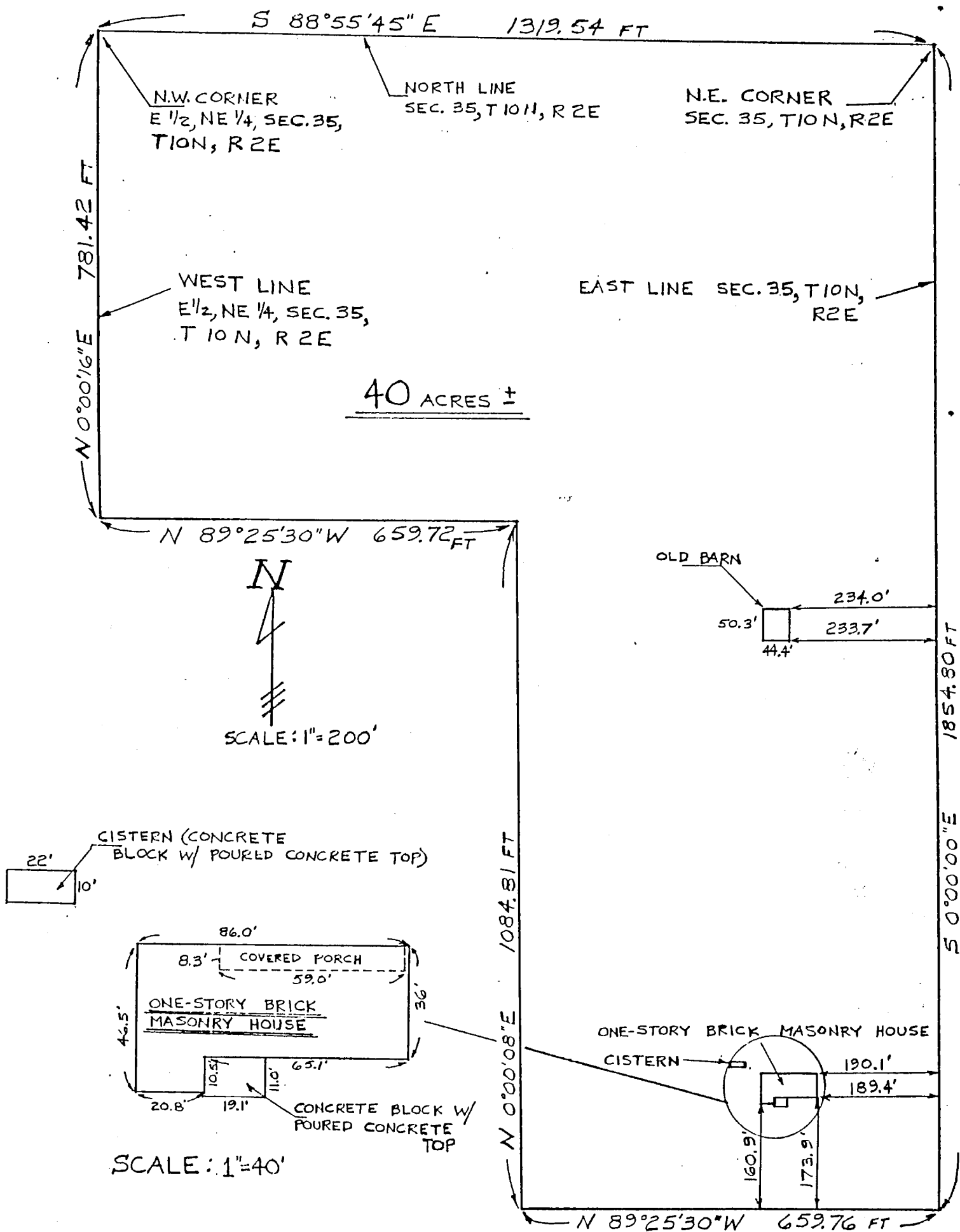
Bean Blossom

EASEMENT "C"

A roadway easement in a part of the East half of the Northeast quarter of Section 35, Township 10 North, Range 2 West, Monroe County, Indiana, described as follows:

Commencing at the Northeast corner of said half quarter section; thence South $00^{\circ}56'55''$ East along the East line of said half quarter section 1854.80 feet to the point of beginning; thence South $00^{\circ}56'55''$ East along said East line 146.92 feet; thence North $85^{\circ}01'50''$ West 50.27 feet; thence North $00^{\circ}56'55''$ West 142.24 feet; thence North $89^{\circ}37'35''$ East 50.00 feet to the East line of said half quarter section and the point of beginning.

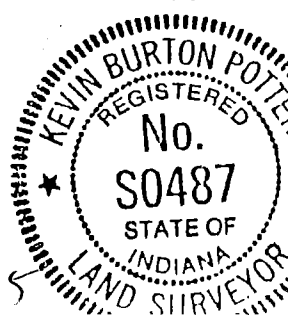
SURVEYOR LOCATION REPORT



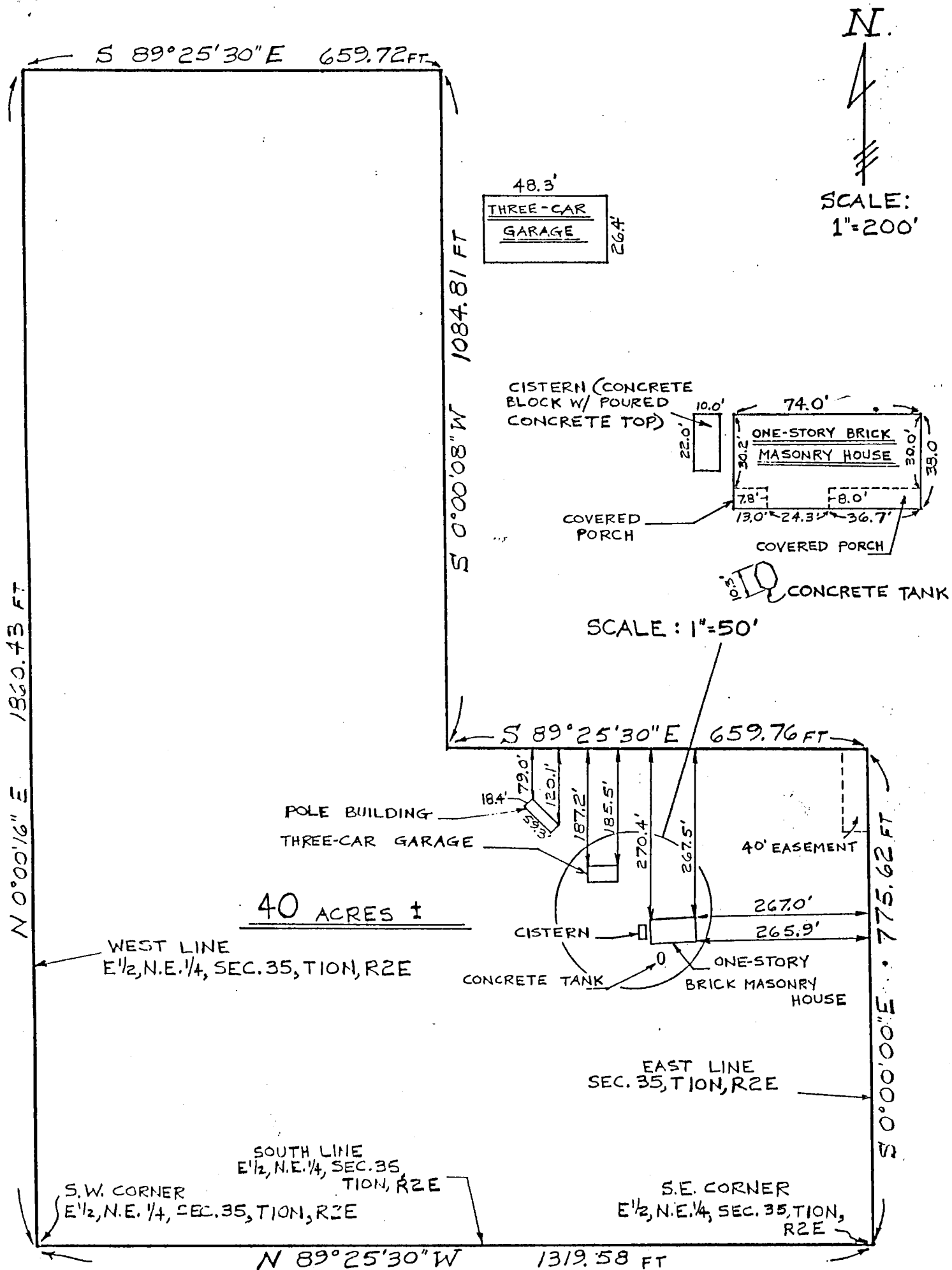
CERTIFICATE

I, Kevin B. Potter, Indiana L.S. #S0487, certify that this plat represents a recent survey for Raymond and Lou Anne Mulry of a portion of the East 1/2 of the Northeast 1/4 of Section 35, Township 10 North, Range 2 East with said half quarter section being recorded in Deed Record 239 Page 271. I further certify that all improvements on this parcel are shown on the plat and lie within the boundaries of said parcel, that there are no encroachments upon this parcel by any improvements on adjoining tracts, and that the improvements on this property are not located in a flood hazard area as based on the most recently available FIA Flood Hazard Boundary Map. In witness whereof I have hereunto attached my hand and seal this 15th day of April 1986.

Kevin B. Potter
 Kevin B. Potter
 Indiana L.S. #S0487
 1221 Shadeland Drive
 Bloomington, Indiana
 47401



SURVEYOR LOCATION REPORT

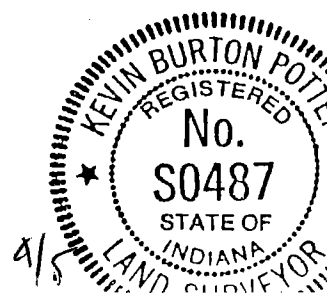


CERTIFICATE

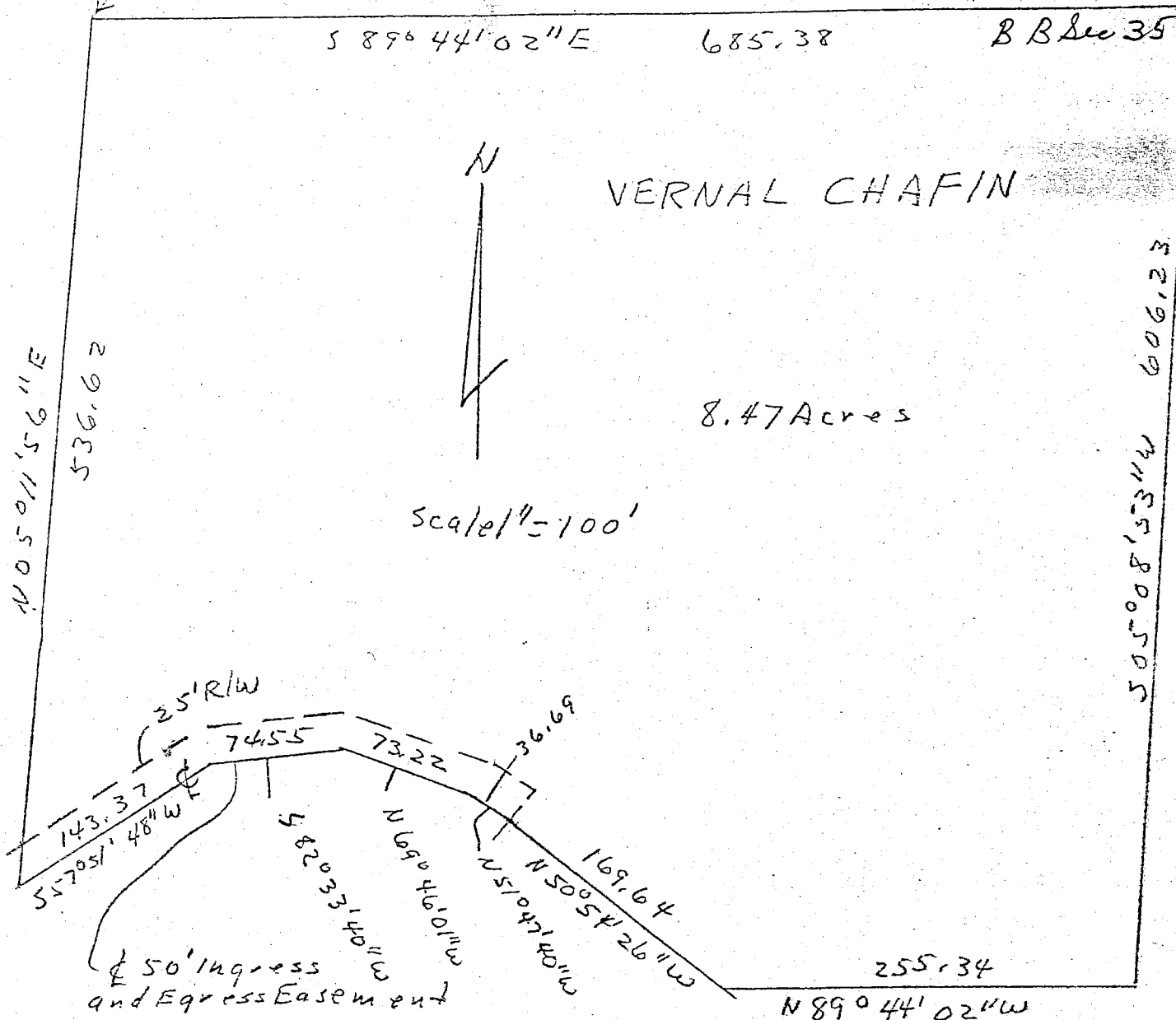
I, Kevin B. Potter, Indiana L.S. #30487, certify that this plat represents a recent survey for Robert and Julia Gardner of a portion of the East 1/2 of the Northeast 1/4 of Section 35, Township 10 North, Range 2 East with said half quarter section being recorded in deed record 239, page 271. I further certify that all improvements on this parcel are shown on the plat and lie within the boundaries of said parcel, that there are no encroachments upon this parcel by any improvements on adjoining tracts, and that the improvements on this parcel are not located in a flood hazard area as based on the most recently available FIA Flood Hazard Boundary Map. In witness whereof I have hereunto attached my hand and seal this 15th day of April 1986.

Kevin B. Potter

Kevin B. Potter
Indiana L.S. #30487
1221 Shadeland Drive
Bloomington, Indiana
47401



PT OF Beg 389°44'02"E 1800.19' from NW corner of Section 35, Township 10 North, Range 2 West



B3 35

DESCRIPTION:

A part of the Southeast quarter of Section 35, Township 10 North, Range 2 West, Monroe County, Indiana, bounded and described as follows; Beginning at a point on the North line of said Southeast quarter that is South 89 degrees 44 minutes 02 seconds East 1800.19 feet from the Northwest corner of said quarter, thence continuing South 89 degrees 44 minutes 02 seconds East and along the North line for 685.38 feet, thence South 05 degrees 08 minutes 53 seconds West for 606.23 feet; thence North 89 degrees 44 minutes 02 seconds West for 255.34 feet; thence North 50 degrees 54 minutes 26 seconds West for 169.64 feet and to the centerline of a 50.00 foot ingress-egress easement; thence along the easement centerline the following directions and dimensions, North 51 degrees 47 minutes 40 seconds West for 36.69 feet; thence North 69 degrees 46 minutes 01 seconds West for 73.22 feet; thence South 82 degrees 33 minutes 40 seconds West for 74.55 feet; thence South 57 degrees 51 minutes 48 seconds West for 143.37 feet; thence leaving said easement centerline and running North 05 degrees 11 minutes 56 seconds East for 536.62 feet and to the point of beginning. Containing in all 8.47 acres more or less.

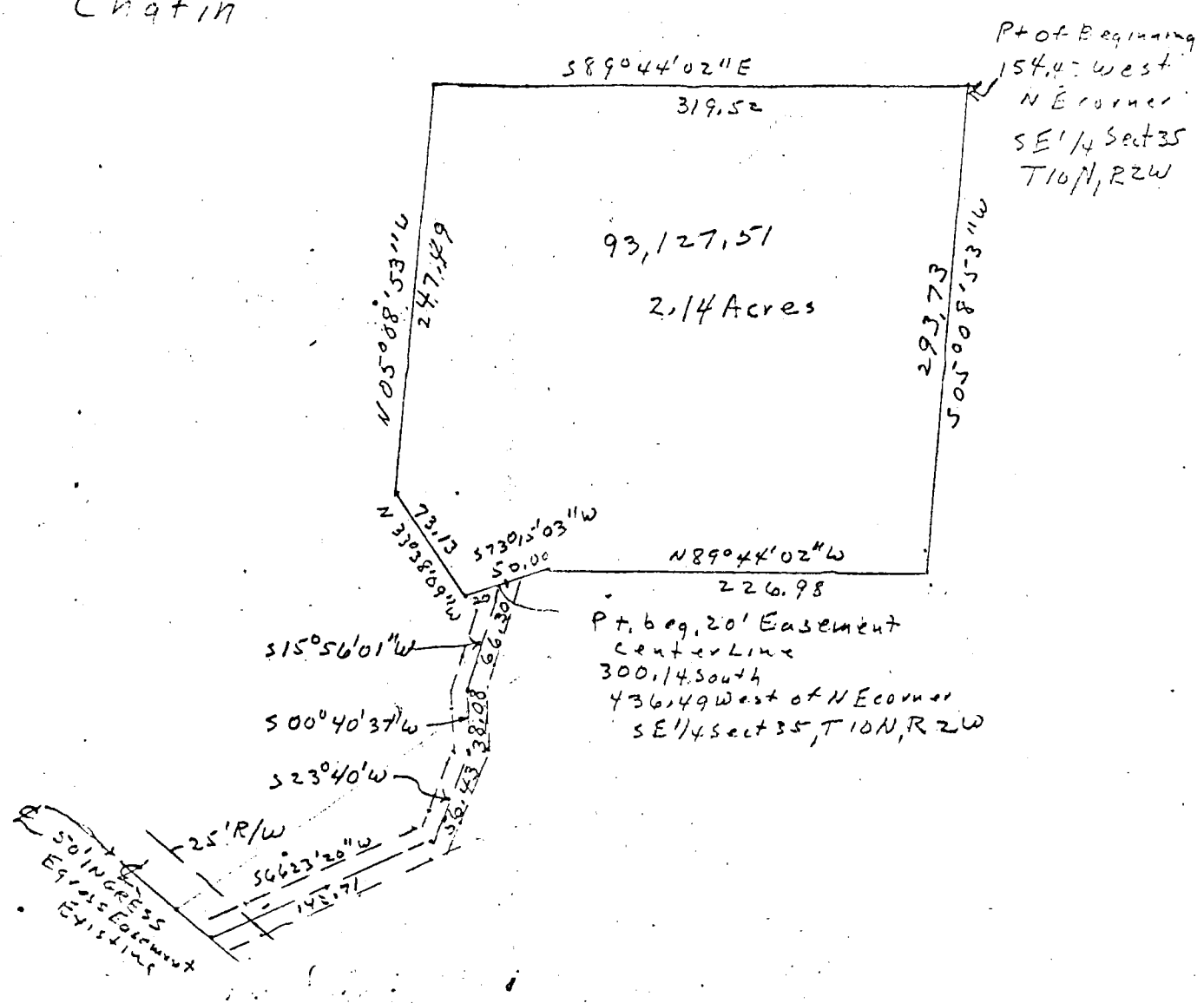
Raymond Graham

Raymond Graham
P.E. 8409 L.S. 9978 Ind.
3215 N. Smith Pike
Bloomington, Ind.
April 13, 1981



BB
Chafin
Bean Blossom Sec. 35

B B Sec 35



DESCRIPTION:

A part of the Southeast quarter of Section 35, Township 10 North, Range 2 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 154.43 feet West of the Northeast corner of said quarter in said Section 35, thence running South 05 degrees 08 minutes 33 seconds West for 293.73 feet, thence North 89 degrees 44 minutes 02 seconds West for 226.98 feet, thence South 73 degrees 15 minutes 03 seconds West for 50.00 feet, thence North 33 degrees 38 minutes 09 seconds East for 73.13 feet, thence North 05 degrees 08 minutes 53 seconds East for 247.49 feet, thence South 89 degrees 44 minutes 02 seconds East for 319.52 feet and to the point of beginning. Containing in all 2.14 acres, more or less.

ALSO the use of a 20.00 foot ingress and egress easement bounded and described as follows: Beginning at a point that is 300.14 feet South and 436.49 feet West of the Northeast corner of the Southeast quarter in Section 35, Township 10 North, Range 2 West, said point being in the centerline of said 20.00 foot easement, thence running with said centerline South 15 degrees 56 minutes 01 second West for 66.30 feet, thence South 00 degrees 40 minutes 37 seconds West for 38.08 feet, thence South 23 degrees 40 minutes West for 56.43 feet, thence South 66 degrees 23 minutes 40 seconds West for 142.71 feet and to the centerline of a recorded 50.0 foot ingress and egress easement.



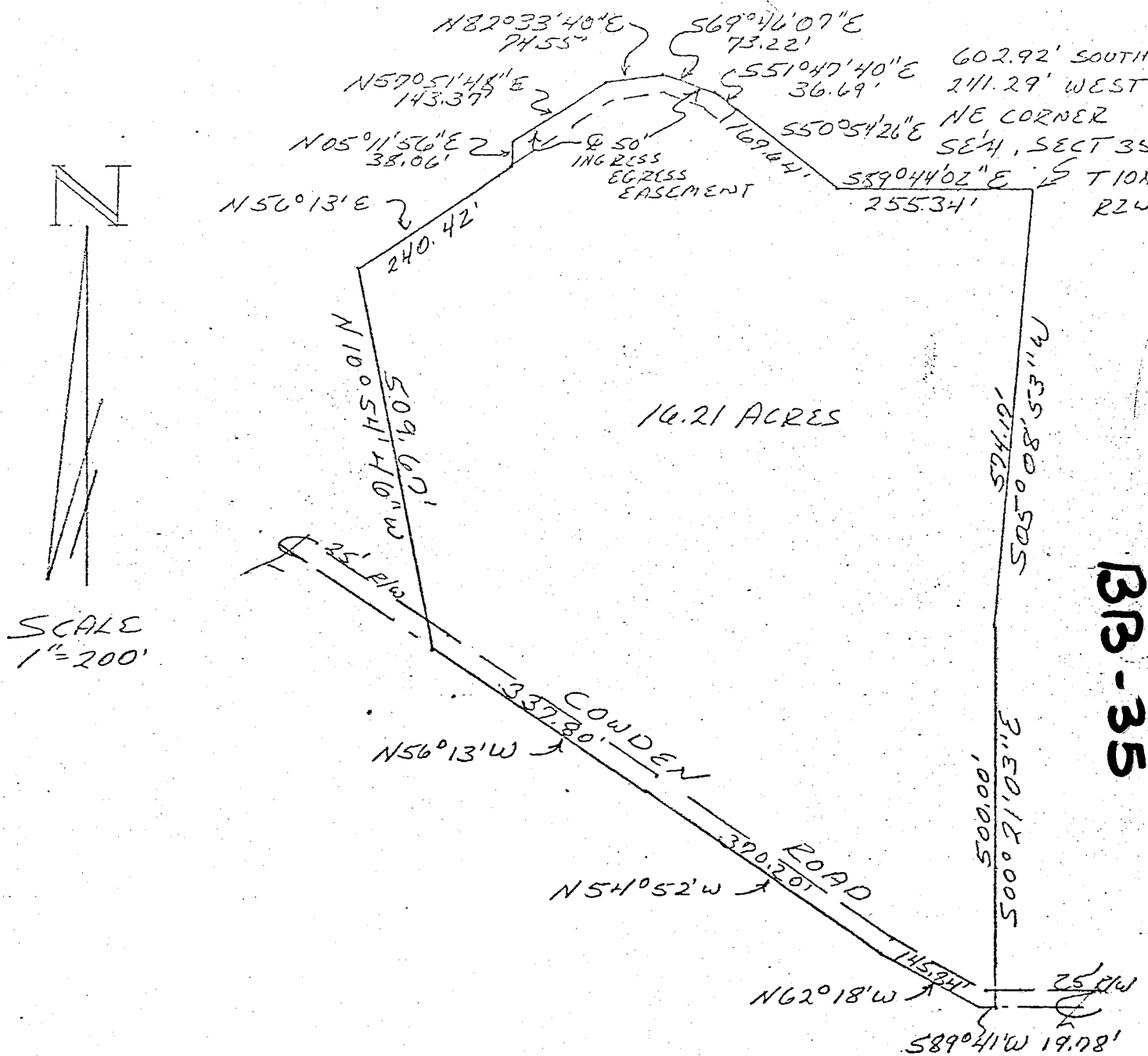
Raymond Graham

Raymond Graham
R.P.E. 8409 L.S. 9978 Indiana
3215 N. Smith Pike
Bloomington, Indiana
January 9, 1985

FILED
JAN 14 1985

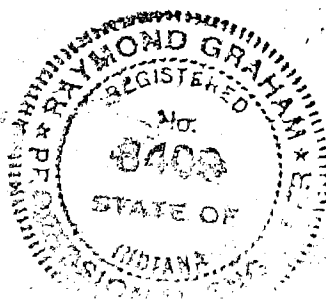
Rodney J. Brown
Auditor Monroe County, Indiana

Bea-Blossom



DESCRIPTION:

A part of the Southeast quarter of Section 35, Township 10 North, Range 2 West, Monroe County, Indiana, bounded and described as follows; Beginning at a point that is 602.92 feet South and 241.29 feet West of the Northeast corner of said quarter, thence running South 05 degrees 08 minutes 53 seconds West for 574.17 feet, thence South 00 degrees 27 minutes 03 seconds East for 500.00 feet and to the centerline of Cowden Road, thence with said road centerline South 89 degrees 41 minutes West for 19.78 feet, thence North 62 degrees 18 minutes West for 145.84 feet, thence North 54 degrees 52 minutes West for 370.20 feet, thence North 56 degrees 13 minutes West for 337.80 feet, thence leaving said Cowden Road centerline North 10 degrees 54 minutes 46 seconds West for 509.67 feet, thence North 56 degrees 13 minutes East for 240.42 feet, thence North 05 degrees 11 minutes 56 seconds East for 38.06 feet and to the centerline of a 50.00 foot ingress-egress easement, thence with said centerline North 57 degrees 51 minutes 48 seconds East for 143.37 feet, thence North 82 degrees 33 minutes 40 seconds East for 74.55 feet, thence South 69 degrees 46 minutes 07 seconds East for 73.22 feet, thence South 51 degrees 47 minutes 40 seconds East for 36.69 feet, thence leaving said easement centerline South 50 degrees 54 minutes 26 seconds East for 169.64 feet, thence South 89 degrees 44 minutes 02 seconds East for 255.34 feet and to the point of beginning. Containing in all 16.21 acres, more or less. Subject to a 25.00 foot easement from the centerline of Cowden Road for County Highway right-of-way.



Raymond Graham

Raymond Graham
 R.P.E. 8409 L.S. 9978 Indiana
 3215 N. Smith Pike
 Bloomington, Indiana
 March 4, 1981

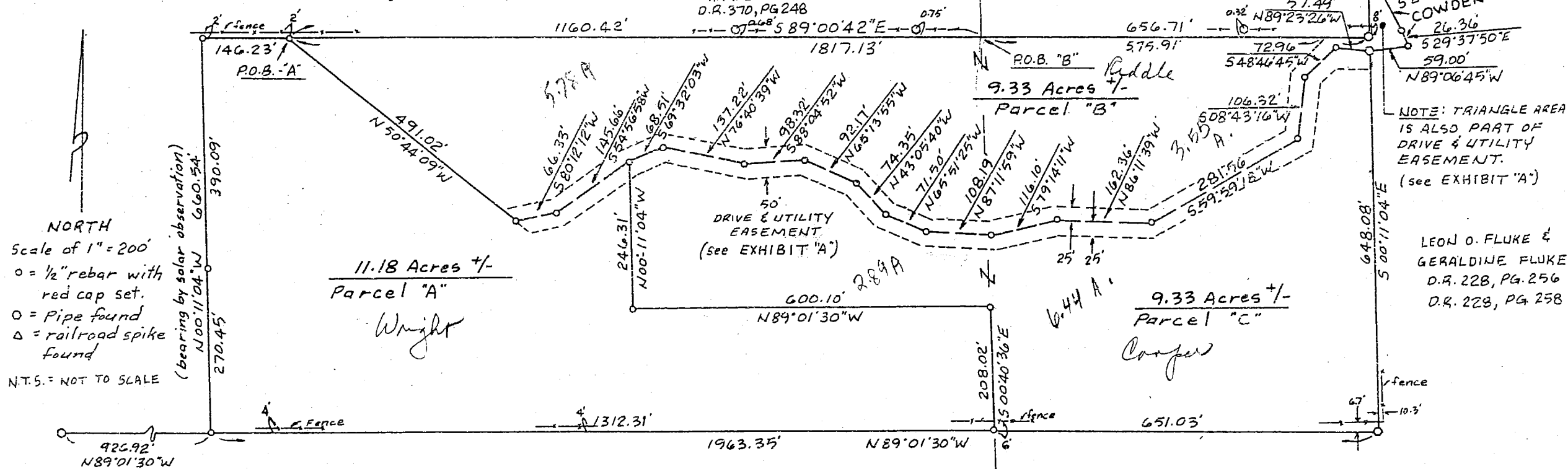
BB-35

Plat of Survey: Part of Sections 34 & 35, TOWNSHIP 10 NORTH, RANGE 2 WEST, MONROE COUNTY, IND.

RECORD OWNERS OF SUBJECT PARCELS:

Part of the land of LEONARD FRENCH and
MABLE C. FRENCH per D.R. 324, PG. 179/180
 and D.R. 360, PG 362/363 - Also, see contract to
LARRY & KAREN FIGG @ MISC. REC. 192, PG 91/92.

CLIENT: LINDA WRIGHT FORTNER HICKS
 D.R. 326, PG. 136 D.R. 336, PG. 215



CERTIFICATE OF SURVEY

I certify that, to the best of my information, knowledge, and belief the above plat represents a survey as completed by me on June 21, 1991.

Michael D. Mundy
 MICHAEL D. MUNDY
 INDIANA REGISTERED
 LAND SURVEYOR NO. 880014
 P.O. Box 244
 Ellettsville, Ind. 47429

GERTRUDE GOBLE SNOOKS
 D.R. 188, PG. 136



NOTE: There are no buildings on the subject parcels.
 Field work was completed 6/19/91.

REVIEWED

By Emily Smitheram at 10:18 am, Dec 08, 2017

LAND DESCRIPTION - PARCEL "C"

A part of the South one-half of the North one-half of the Northeast quarter of Section 34 and a part of the Northwest quarter of the Northwest quarter of Section 35, all in Township 10 North, Range 2 West, Monroe County, Indiana. Described as follows:

Beginning at a railroad spike found marking the Northeast corner of said Section 34, thence South 00°40'36" East along the East line of said Section for a distance of 659.88 feet; thence South 89°00'42" East for a distance of 656.71 feet to a pipe (found); thence North 00°11'04" West for a distance of 125.31 feet to a $\frac{1}{2}$ " rebar (set) in the center of Cowden road; thence South 21°55'02" East with the center of said road for a distance of 124.30 feet to a $\frac{1}{2}$ " rebar (set); thence South 29°37'50" East with the center of said road for a distance of 26.36 feet to a $\frac{1}{2}$ " rebar (set); thence leaving said road, North 89°06'45" West for a distance of 59.00 feet to a pipe (found) and to the true point of beginning of this description; thence North 89°23'26" West for a distance of 57.49 feet to a $\frac{1}{2}$ " rebar (set); thence South 48°46'45" West for a distance of 72.96 feet to a $\frac{1}{2}$ " rebar (set); thence South 08°43'16" West for a distance of 106.32 feet to a $\frac{1}{2}$ " rebar (set); thence South 59°59'18" West for a distance of 281.56 feet to a $\frac{1}{2}$ " rebar (set); thence North 86°11'39" West for a distance of 162.36 feet to a $\frac{1}{2}$ " rebar (set); thence South 79°14'11" West for a distance of 116.10 feet to a $\frac{1}{2}$ " rebar (set); thence North 87°11'59" West for a distance of 108.19 feet to a $\frac{1}{2}$ " rebar (set); thence North 65°51'25" West for a distance of 71.50 feet to a $\frac{1}{2}$ " rebar (set); thence North 43°05'40" West for a distance of 74.35 feet to a $\frac{1}{2}$ " rebar (set); thence North 65°13'55" West for a distance of 92.17 feet to a $\frac{1}{2}$ " rebar (set); thence South 88°04'52" West for a distance of 98.32 feet to a $\frac{1}{2}$ " rebar (set); thence North 76°40'39" West for a distance of 137.22 feet to a $\frac{1}{2}$ " rebar (set); thence South 69°32'03" West for a distance of 68.51 feet to a $\frac{1}{2}$ " rebar (set); thence South 00°11'04" East for a distance of 246.31 feet to a $\frac{1}{2}$ " rebar (set); thence South 89°01'30" East for a distance of 600.10 feet to a $\frac{1}{2}$ " rebar (set); thence South 00°40'36" East for a distance of 208.02 feet to a $\frac{1}{2}$ " rebar (set); thence South 89°01'30" East for a distance of 651.03 feet to a pipe (found); thence North 00°11'04" West for a distance of 648.08 feet to the point of beginning of this description.

Containing 9.33 acres, more or less.

Subject to all easements, restrictions, and encumbrances.

Also Subject to and the benefit of a non-exclusive easement for ingress, egress, and utilities. (see attached EXHIBIT "A")

REVIEWED

By Emily Smitheram at 10:21 am, Dec 08, 2017

Surveyor's Report - parcels "A", "B", and "C"

1) In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) Variances in the reference monuments;
- b) Discrepancies in record descriptions and plats;
- c) Inconsistencies in lines of occupation and;
- d) Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject parcels established this survey is within the specifications for a Class D Survey (1.0 feet) as defined in IAC 864.

The West line of parcel A and all interior corners were established this survey.

The North, South, and East outside boundaries of the subject parcels were established by measuring to monuments found from surveys of the parent parcels and being 46.38 acres and 0.09 acres by Raymond Graham, L.S. 9978, both are certified May 5, 1989.

The descriptions contained in the above named surveys were used to describe the real property sold to Larry Figg and Karen Figg by contract recorded in Miscellaneous Record 192, Pages 91/92 (the parent tract of parcels A, B, and C).

However, in a deed to Leonard Frence and Mable French, the record owners of the parent parcel per Deed Record 324, Page 179/180 and Deed Record 360, Page 362 approximately 10 acres of the land which is included in parcels B and C (the land in Section 35, Township 10 North, Range 2 West except the 0.09 acre triangle that joins Cowden Road) is described to be approximately one-quarter of a mile South of its intended location as established in the last paragraph of item 2 in an affidavit by Maurice L. Williams and Ruth E. Williams and recorded in Miscellaneous Record 092, Page 106/107.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to Variances in reference monuments: 0.75 feet

Due to Discrepancies in the record description: 10 acres in Section 35, Township 10 North, Range 2 West by deed to French. None by contract to Figg.

Due to Inconsistencies in lines of occupation: 10.3 feet observed at Southeast corner of parcel C (see attached plat).

Report prepared June 21, 1991.

Michael D. Mundy
Indiana Registered
Land Surveyor No. 880014

P.O. Box 244
Ellettsville, Indiana
47429

REVIEWED

By Emily Smitheram at 10:23 am, Dec 08, 2017